



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Approving DeBenedetti Park Modified Grading Design, Directing Preparation of Plans and Specifications for Phased Improvements, Authorizing City Manager to Execute Contract Amendment for DeBenedetti Park Rough Grading Contract with A.M. Stephens Construction Company, Inc., of Lodi (\$163,000) and Appropriating Additional Funds (\$180,000) from Impact Mitigation Fees

MEETING DATE: May 6, 2009

PREPARED BY: Public Works Director and Interim Parks and Recreation Director

RECOMMENDED ACTION: Adopt a resolution approving the DeBenedetti Park modified grading design, directing preparation of plans and specifications for phased improvements, authorizing the City Manager to execute a contract amendment for the DeBenedetti Park Rough Grading contract with A.M. Stephens Construction Company, Inc., of Lodi, in the amount of \$163,000 and appropriating \$180,000 from Impact Mitigation Fees for contract and staff costs.

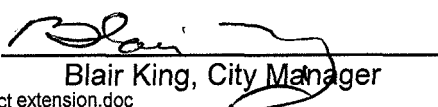
BACKGROUND INFORMATION: The contract for the DeBenedetti Park/Basin G Rough Grading was awarded to A.M. Stephens Construction Company, Inc., at the December 17, 2003 Council meeting. This project consisted of the excavation, rough grading and export of material from the DeBenedetti Park site and also included site fencing, mowstrips, rip-rap and other drainage related work. The original contract completion date was October 31, 2006. A.M. Stephens Construction Company requested additional time to complete the excavation and rough grading of the park, and the contract completion date was extended to December 31, 2008. This contract has been suspended until May 1, 2009.

The Parks and Recreation Commission, at its meeting of November 6, 2008, and again at its March 12, 2009 meeting, approved a modified grading design of DeBenedetti Park which would trade 3.3 acres between play field and storm drainage, make the storm drain area 10 feet shallower, and simultaneously provide for phased improvements to DeBenedetti Park. Without modifications to the storm drain area, the 30-foot storm drain basin will remain permanently. The modified grading design is attached as Exhibit A.

At the January 7, 2009 City Council meeting, staff was requested to bring back more detailed cost information comparing the alternative plans. As modified, the park and storm drainage construction costs are estimated to be \$14 million in contrast to the existing plan that would cost \$18 million to construct. Full funding does not currently exist for either alternative. Included in the construction cost savings is a reduction in pump station construction costs estimated to be \$300,000.

At the April 14, 2009 Shirtsleeve Session, City Council visited the park site and received a presentation on the alternative park/drainage grading plans.

APPROVED:


Blair King, City Manager

Adopt Resolution Approving DeBenedetti Park Modified Grading Design, Directing Preparation of Plans and Specifications for Phased Improvements, Authorizing City Manager to Execute Contract Amendment for DeBenedetti Park Rough Grading Contract with A.M. Stephens Construction Company, Inc., of Lodi (\$163,000) and Appropriating Additional Funds (\$180,000) from Impact Mitigation Fees

May 6, 2009

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Staff recommends that A. M. Stephens Construction Company receive a five-month extension on the contract to complete the modified grading plan. The contract amendment (Exhibit B) would require A.M. Stephens Construction Company to remove approximately 57,000 cubic yards of dirt from the 3.3 acre high ground area and place it in the bottom of the existing basin, thereby decreasing the depth of the basin by 10 feet. Included in the City's compensation to A.M. Stephens Construction Company are added costs for weed and dust control.


Upon completion of the work, the City will be able to proceed with park and storm drainage improvements in the park and the basin. The initial phase of improvements comprises turf and irrigation at the north side of the park that would be installed in Fall 2009 or Spring 2010 resulting in the creation of three new playing fields.

Approval by the City Council of the modified grading design will remove 3.3 acres from the original park conceptual development plan. As a result of the shift in acres from park use to storm drainage basin, the overall project development cost split will change from 53%/47% to 50%/50% (park vs. storm drainage) and transfers between the impact fee accounts will be made to reconcile past expenses to the new cost split.

FISCAL IMPACT: Eventual operation and maintenance cost for the park and storm drainage facilities will be substantially reduced compared to the current conceptual development plan.

FUNDING AVAILABLE: Requested Appropriation:
Parks and Recreation Impact Mitigation Fee Fund (1217) \$90,000
Storm Drain Impact Mitigation Fee Fund (326017) \$90,000


Jordan Ayers
Deputy City Manager/Internal Services Director


James M. Rodems
Interim Parks and Recreation Director

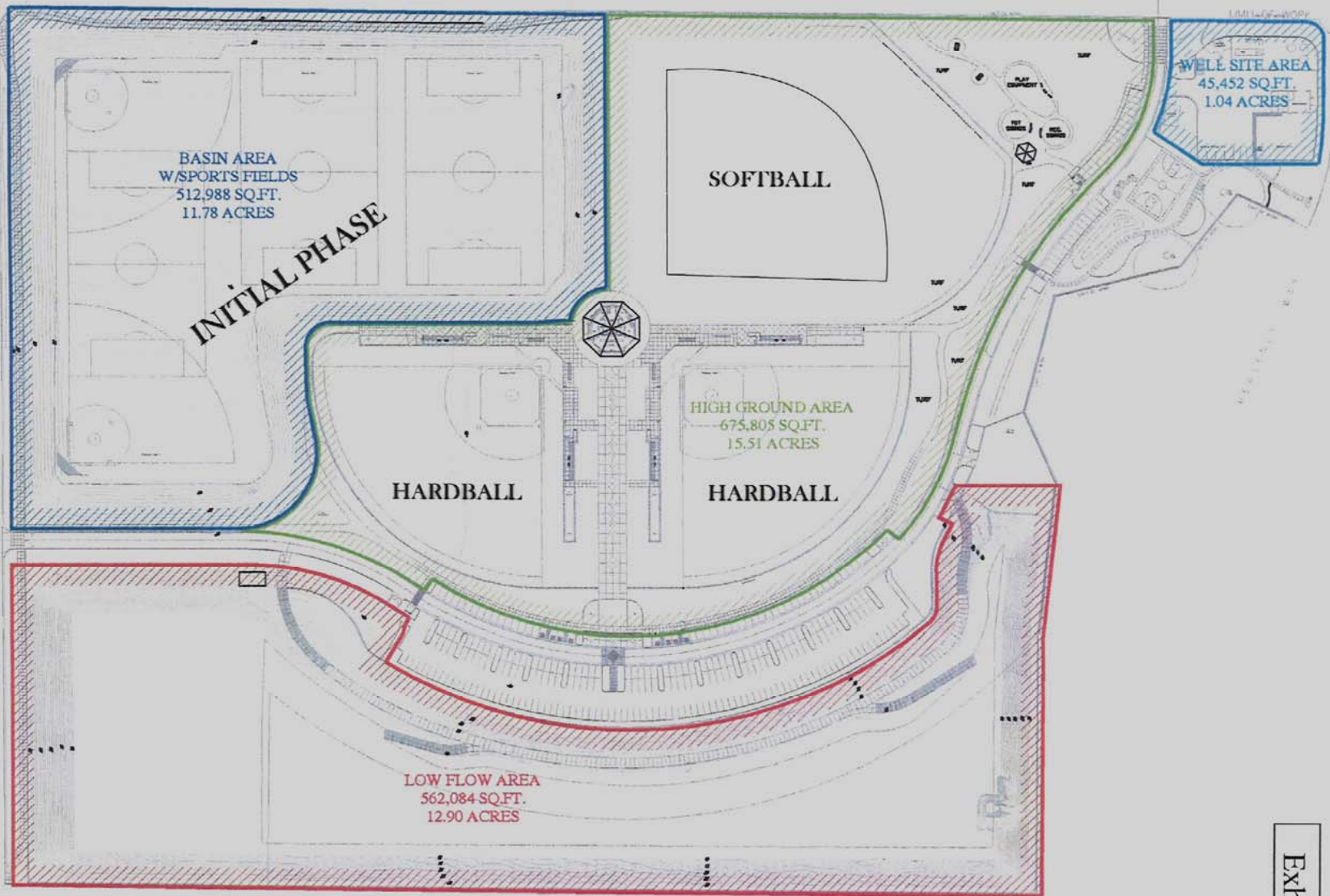

F. Wally Sandelin
Public Works Director

Prepared by F. Wally Sandelin, Public Works Director

FWS/pmf

Attachments

cc: Affected Property Owners



DEBENEDETTI PARK

EXHIBIT "A"

Exhibit A

**CITY OF LODI
PUBLIC WORKS DEPARTMENT**

Exhibit B

CONTRACT CHANGE ORDER NO. 4

Sheet 1 of 1
Date: December 23, 2008
Account No. 326017

PROJECT: DeBenedetti Park/Basin G Rough Grading

CONTRACTOR: A.M. Stephens Construction

You are directed to make the following changes or do the following work not included in the Plans and Specifications on this contract.

Description of work to be done, estimate of quantities, and prices to be paid. Unless otherwise stated, rates for rental of equipment cover only such time as equipment is actually used and no allowance will be made for idle time.

1. Regrade deep basin area to raise bottom approximately 10 feet.

Agreed Upon Price not to exceed \$163,000

**PERCENT OF
CONTRACT**

Original Contract Price	\$ 266,678.00	
Total Cost of This Change Order NOT TO EXCEED	\$ 163,000.00	61.1%
Previous Change Orders	(\$ 38,984.50)	(14.6%)
Total Cost of All Change Orders to Date	\$ 124,015.50	46.5%
Contract Price, Including All Change Orders, Will Be:	\$ 390,693.50	

Time of completion will be adjusted as follows: New completion date shall be October 1, 2009

Submitted By _____ Date _____

Approval Recommended _____ Date _____

Approved, Public Works Director _____ Date _____

Approved, City Manager (Per Public Works Policies and Procedures, Administration 4.1)
_____ Date _____

The undersigned contractor, having carefully considered the change proposed, agrees, if this proposal is approved, to provide all equipment, furnish all materials, except as otherwise noted above, perform all services necessary for the work above specified, and accept as full payment the prices shown above.

ACCEPTED: Date _____ Contractor _____

By _____ Title _____

If the contractor does not sign acceptance of this order, the contractor should refer to Section 4-1.03A of the Standard Specifications regarding filing a written protest within the specified time.

RESOLUTION NO. 2009-57

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING
DEBENEDETTI PARK MODIFIED GRADING DESIGN, DIRECTING
PREPARATION OF PLANS AND SPECIFICATIONS FOR PHASED
IMPROVEMENTS, AUTHORIZING THE CITY MANAGER TO EXECUTE
CONTRACT AMENDMENT FOR THE DEBENEDETTI PARK BASIN
ROUGH GRADING WITH A.M. STEPHENS CONSTRUCTION, INC.,
AND FURTHER APPROPRIATING FUNDS

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WHEREAS, City Council awarded the contract for the DeBenedetti Park/Basin G Rough Grading to A.M. Stephens Construction Company, Inc., on December 17, 2003. The project consisted of the excavation, rough grading, and export of material from the DeBenedetti Park site and also included site fencing, mowstrips, rip-rap, and other drainage related work; and

WHEREAS, the original contract completion date was October 31, 2006. A.M. Stephens Construction Company requested additional time to complete the excavation and rough grading of the park, and the contract completion date was extended to December 31, 2008. The contract has been suspended to May 1, 2009; and

WHEREAS, the Parks and Recreation Commission, at its meetings of November 6, 2008 and March 12, 2009, approved a modified grading design of DeBenedetti Park, which would trade 3.3 acres between play field and storm drainage, make the storm drain area ten feet shallower, and simultaneously provide for phased improvements to DeBenedetti Park. Without modifications to the storm drain area, the 30-foot storm drain basin will remain permanently; and

WHEREAS, as modified, the park and storm drainage construction costs are estimated to be \$14 million in contrast to the existing plan that would cost \$18 million to construct. Included in the construction cost savings is a reduction in pump station construction costs estimated to be \$300,000; and

WHEREAS, staff recommends that A. M. Stephens Construction Company receive a five-month extension on the contract to complete the modified grading plan. The contract would require A.M. Stephens Construction Company to remove approximately 57,000 cubic yards of dirt from the 3.3 acre high ground and place it in the bottom of the existing basin, thereby decreasing the depth of the basin by 10 feet. Included in the City's compensation to A. M. Stephens Construction Company are added costs for weed and dust control; and

WHEREAS, upon completion of the work, the City will be able to proceed with park and storm drainage improvements in the park and the basin. The initial phase of improvements comprises turf and irrigation at the north side of the park that would be installed in Fall 2009 or Spring 2010 resulting in the creation of three new playing fields; and

WHEREAS, approval by the City Council of the modified grading design will remove 3.3 acres from the original park conceptual development plan. As a result of the shift in acres from park use to storm drainage basin, the overall project development cost split will change from 53%/47% to 50%/50% (park vs. storm drainage) and transfers between the impact fee accounts will be made to reconcile past expense to the new cost split.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the DeBenedetti Park modified grading design; and

BE IT FURTHER RESOLVED that the Lodi City Council does hereby direct the preparation of plans and specifications for phased improvements at DeBenedetti Park; and

BE IT FURTHER RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute a contract amendment with A. M. Stephens Construction Company, Inc., of Lodi, California, for the DeBenedetti Park/Basin G Rough Grading in the amount of \$163,000 and granting a five-month contract extension for the purpose of regrading the storm drain basin area of the park; and

BE IT FURTHER RESOLVED that funds in the amount of \$180,000 be appropriated from the Parks and Recreation Impact Mitigation Fee Fund and the Storm Drain Impact Mitigation Fee Fund for the project.

Dated: May 6, 2009

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I hereby certify that Resolution No. 2009-57 was passed and adopted by the Lodi City Council in a regular meeting held May 6, 2009, by the following votes:

AYES: COUNCIL MEMBERS – Hitchcock, Johnson, Katzakian, Mounce, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk



De Benedetti Park Project

Wally Sandelin
Public Works Director
James M. Rodems
Interim Director
Parks and Recreation

ED DEBENEDETTI PARK
LODI, CA - 49 ACRES

Project Costs

- Modified Plan Estimate \$14,000,000.00
- Existing Plan Estimate: \$18,000,000.00

LOWER SACRAMENTO ROAD

CENTURY BOULEVARD

RESTROOMS / CONCESSIONS / COVERED PLAYGROUND

NEIGHBORHOOD
PLAYGROUND AREA
& PLAY AREAS

BASKETBALL
COURT

WELL SITE &
MAINTENANCE YARD

NORTH
NTS

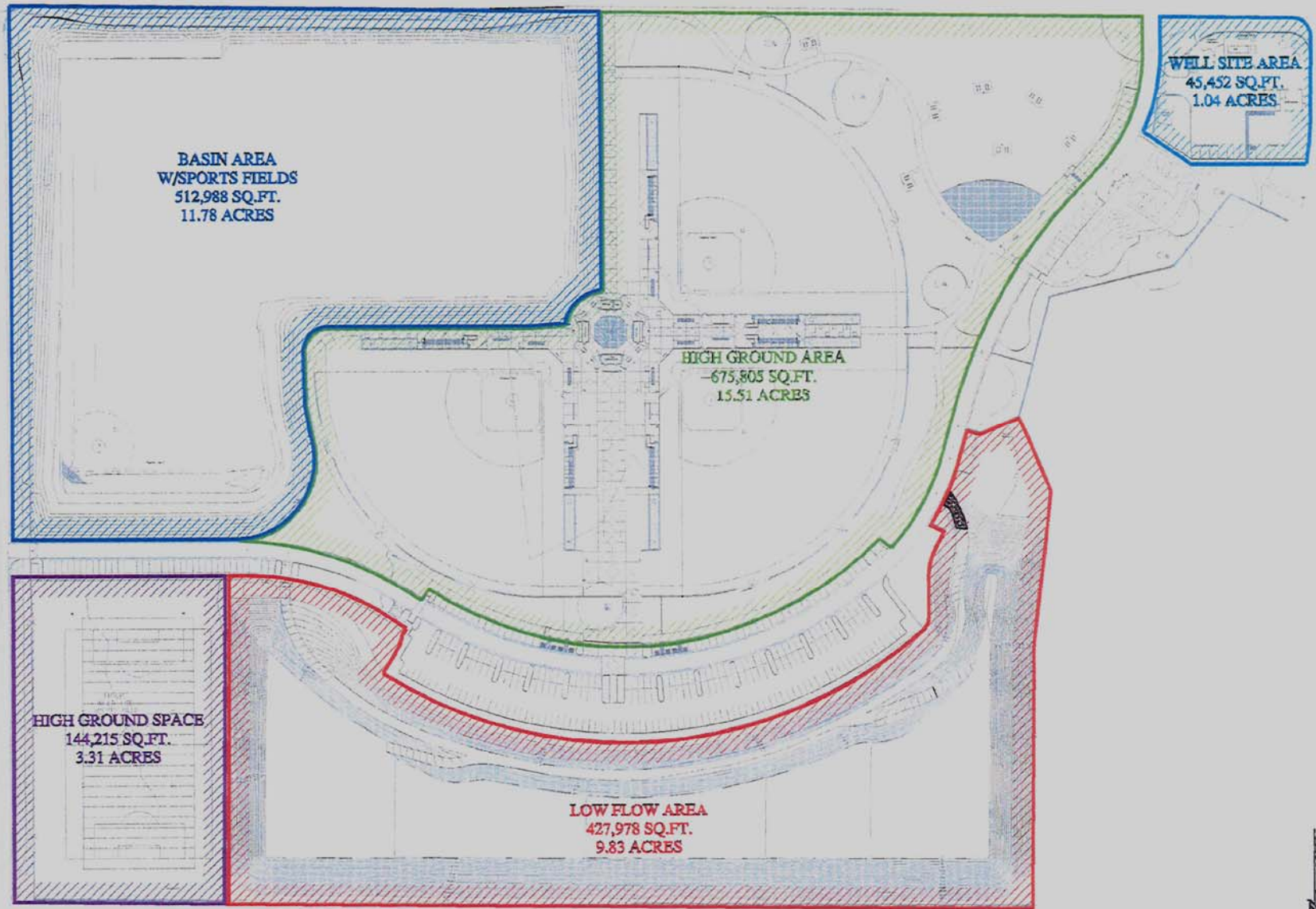
9.8 ACRE LOW FLOW BASIN AREA

ED DEBENEDETTI PARK
LODI, CA - 49 ACRES

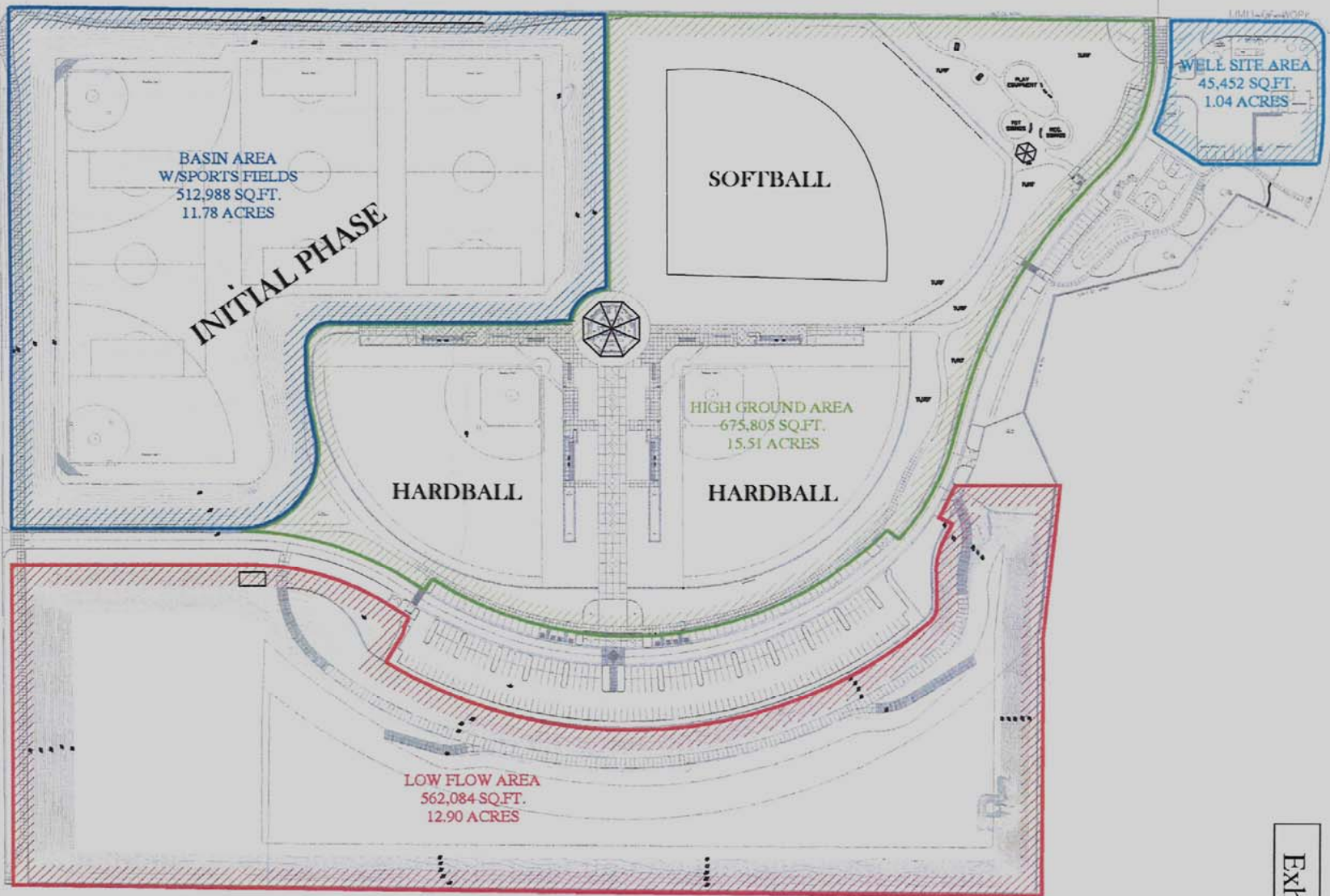
Plan Adjustment Benefits

- Maintain original park and program
- Shallower basin by 10 feet
- Phased construction allows for program changes
- Start the project in 2009
- Lower construction cost / better budget fit
- Improved cost sharing between parks & storm

ED DEBENEDETTI PARK
LODI, CA - 49 ACRES



DEBENEDETTI PARK
EXHIBIT "A"



DEBENEDETTI PARK

EXHIBIT "A"

Exhibit A

CITY COUNCIL

LARRY D. HANSEN, Mayor
PHIL KATZAKIAN,
Mayor Pro Tempore
SUSAN HITCHCOCK
BOB JOHNSON
JOANNE L. MOUNCE

CITY OF LODI

PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

BLAIR KING
City Manager
RANDI JOHL
City Clerk
D. STEVEN SCHWABAUER
City Attorney
F. WALLY SANDELIN
Public Works Director

May 1, 2009

John and B. Gerlack, Trustees
2449 Vintage Oaks Court
Lodi, CA 95242-9347

Tokay Development, Inc.
P.O. Box 1259
Woodbridge, CA 95258

Chong A. Im, Trustee
2431 Vintage Oaks Court
Lodi, CA 95242-9347

John A. Carbone, Jr., Etal
2425 Vintage Oaks Court
Lodi, CA 95242-9347

SUBJECT: Adopt Resolution Approving DeBenedetti Park Modified Grading Design, Directing Preparation of Plans and Specifications for Phased Improvements, Authorizing City Manager to Execute Contract Amendment for DeBenedetti Park Rough Grading Contract with A.M. Stephens Construction Company, Inc., of Lodi (\$163,000) and Appropriating Additional Funds (\$180,000) from Impact Mitigation Fees

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, May 6, 2009. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Randi Johl, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call me at (209) 333-6709.



fr:

F. Wally Sandelin
Public Works Director

FWS/pmf
Enclosure
cc: City Clerk